

SCOTTSDALE

PLANNING COMMISSION MEETING

MEETING NOTICE AND AGENDA



PLANNING COMMISSION

Michael Edwards, Chairman
Matthew Cody, Vice Chair
David Brantner
Paul Alessio

Ali Fakh
Larry S. Kush
Michael J. Minnaugh

Wednesday, September 28, 2016

5:00 P.M.

MARKED

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:01 p.m.

Roll Call - All present

Minutes

1. Approval of September 14, 2016 [Regular Meeting](#) Minutes including [Study Session](#)
Item No. 1: Approved 7-0; Motion by Commissioner Brantner, 2nd by Commissioner Kush

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Expedited Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda. Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

CONTINUANCES

2. [6-ZN-2016 \(South Scottsdale Mixed-Use\)](#)
Request to Continue to October 19, 2016
Request by owner for a Zoning District Map Amendment from Highway Commercial District (C-3) to Planned Unit Development District (PUD), including a Development Plan and amended development standards, on a +/- 3.3-acre site located at 2040 and 2042 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Lance Baker, 480-948-9766.**
Item No. 2: Moved to continue to 6-ZN-2016 to October 19, 2016 by 7-0 vote; Motion by Commissioner Alessio, 2nd by Commissioner Fakh.

EXPEDITED AGENDA

3. [24-UP-2005#3 \(T-Mobile Monarch Property Type 4 Wireless Communication Facility\)](#)

Request by applicant for a Conditional Use Permit for an existing Type 4 alternative concealment wireless communication facility concealed within a 55-foot tall artificial palm tree located at 7220 E. McKellips Road (a.k.a. 409 N. Scottsdale Road) with Multiple Family Residential District (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Declan Murphy, 602-326-0111.**

4. [7-AB-2016 \(Arnold Residence\)](#)

This is to inform you of a request by owner to abandon the western 33-foot half-street, located along N. 71st Street, adjacent to eastern boundary of 7070 E. Lowden (parcel number 216-67-252), with Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning designation. Staff contact person is Jesus Murillo, 480-312-7849.

Applicant contact person is Cameron Carter, 480-240-5639.

Item No's 3 and 4: Recommended to City Council for approval of cases 24-UP-2005#3 and 7-AB-2016, by a vote of 7-0; Motion by Commissioner Brantner, per staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met and after determining that the proposed Abandonment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Kush.

REGULAR AGENDA

5. [12-ZN-2016 \(Alta Osborn\)](#)

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Downtown/Downtown Multiple Use - Type 2, Planned Block Development Overlay, Downtown Overlay (D/DMU-2 PBD DO) zoning, including approval of a Development Plan with specific property development standards, for a +/- 4.2-acre site located at 3220 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Michele Hammond, 480-463-4081.**

Item No. 5: Recommended to City Council for approval of case 12-ZN-2016 by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment, including approval of a Development Plan with specific development standards, is consistent and conforms with the adopted General Plan, 2nd by Commissioner Alessio, Chair Edwards and Commissioner Fakih recused themselves.

6. [5-ZN-2016 \(Scottsdale Entrada\)](#)

Request by owner for a Zoning District Map Amendment from approximately 23 acres of General Commercial (C-4) zoning and approximately 0.06 acres of Open Space (OS) zoning to Planned Unit Development (PUD) zoning, including approval of a Development Plan with amended development standards, for a +/- 23-acre site located at the northeast corner of E. McDowell Road and N. 64th Street at 6520 E. McDowell Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Ed Bull, 602-234-9913.**

Item No. 6: Recommended to City Council for approval of case 5-ZN-2016 by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations after determining that the proposed Zoning District Map Amendment, including approval of a



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING ALEX ACEVEDO AT (480-312-2542). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO AT (480-312-2542).

Development Plan with amended development standards, is consistent and conforms with the adopted General Plan and exclude PUD shared perimeter development standards for PSD, 2nd by Commissioner Kush.

Adjournment - 6:21 p.m.



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